

**Town of Hinesburg  
Planning Commission  
September 10, 2014**

*Approved 9/24/14*

Members Present: Joe I., Maggie G., Rolf K., Neil L., Aaron K., Dennis P., Tim C., Kyle B.

Members Absent: Russell Fox.

Also present: Alex Weinhagen (Director of Planning & Zoning), Freeda Powers (Recording Secretary).

Public Present: None.

Joe I. chaired the meeting which was called to order at 7:32p.m.

There were no agenda changes. There were no public comments for non-agenda items.

The Board resumed discussions and review of the recent town survey responses. Q7 responses referring to the character and quality of several recent development projects, demonstrated a generally positive reaction, while the response to Hannaford was pretty evenly split.

Q8 regarding the mix of residential, commercial, civic and industrial development received responses which indicate a clear majority feel this is out of balance. Joe I. said remember, we have not yet defined what we mean by the term "mixed-use" and suggests maybe we need to provide more guidance there.

Q9 asked again about the balance of development; what does the Town need more/less of and what is good "as is". Responses indicate a desire for more civic and less industrial.

Q10 asked if there were one specific business you could add to the Town, what would it be? Responses varied widely.

Q11 asked about the respondents to rate the importance/urgency of several identified transportation matters. Responses indicate traffic congestion and safety are high priorities.

Q12 asked about respondents' impression of specific traffic calming measures. Responses indicate a preference for street trees and traffic lights and a dislike of narrow streets and buildings closer to roads.

Q13 asked which natural resources the Town should focus its attention on over the next 5-10yrs. Water quality and Ag land are clearly important issues as verified by the responses. Ridgelines and historic buildings were the least rated by respondents.

Q14 gathered from respondents what recreational facilities/land they have used in the past year. Most used by respondents were Natural Areas & Recreational Road Usage (walking, biking, etc).

Q15 which asked about the importance of a variety of recreational lands/facilities similarly reflected usage of natural areas. The Board agreed that this would be good data to share with the recreation department to focus on that portion of the Town Plan.

Q16 asked about how well respondents feel the municipal government listen to and consider feedback. Responses were Moderately Well. Joe I. said it is important to remember that as a Commission, we need to always be listening. Overall, the Board agreed this was a good and favorable response.

Q17 asked for respondents to rank a variety of services offered by the municipal government. Most respondents indicated that existing level of service is adequate.

Q18 asked about the level of need for specific new or improved municipal services. Responses indicated a need for sidewalks and storm water control. It was noted that 50% said no to 24hr policing. The Board agreed that education is needed to express the true need for the new highway garage as responses indicate people may not be knowledgeable about the current site's status.

Q19 asked where respondents lived. The most responses came from residents of the RR1 & RR2 districts.

Q20 asked how long respondents had lived or owned land here. Most respondents have lived or owned land here 20+ yrs.

Q21 asked if respondents see themselves living in Hinesburg in 5yrs. Responses were overwhelmingly YES (77%).

Q22 asked what Hinesburg does well. Responses indicated the school and community are the two best aspects of Hinesburg.

Q23 asked what one thing respondents would change. Responses varied, but development, traffic and the village were key words that were noted.

Q24 asked for comments, feedback, suggestions for follow up survey questions. The responses varied. The Board agreed a follow up survey would be a good idea. The idea of breaking up into smaller public meetings/groups for further conversation was discussed. The Board felt they could then take that feedback and data and apply that to the work on the Town Plan.

Aaron K. agreed to take on the recreation piece. Maggie G. agreed to take on the energy piece. Dennis P. and Kyle B. will take on the economic development piece.

### **Shoreline Regulations:**

The Board resumed their discussion on proposed shoreline regulation revisions. Joe I. provided the Board with an overview of present zoning bylaws concerning the shoreline district, camp conversions, non-complying structures and non-complying uses and provided some starting points for a conversation on revisions in light of recent state regulation of shoreline zones.

It was noted that the local shoreline district is measured at 650' from the shoreline. The state buffer for shorelines is 250'. Proposed revisions offered in Joe I's document aim to go beyond the state standard. Impacts within 250' of shoreline would trigger the VT Shoreline Protection Act and a local permit

requirement. The proposed language also attempts to address water usage through application of low flow toilets, high energy water conserving washing machines, etc. Rolf K. and Tim C. both voiced their caution and concern with regulating water usage.

Tim C. had to leave the meeting at this time: 9:22pm.

Alex W. asked why hold camp conversions to a different standard? Joe I. it has been previously noted that a majority of the land around the lakes is already developed and this is the often the only opportunity to address improve the site in terms of water quality, runoff and impacts on erosion. Also, he said, it is his impression that camp conversions are high in terms of overall impacts to regards to road usage, increased water usage, etc.

The Board reviewed section 5.10.3 regarding standards for expansion of non-complying structures. Dennis P. encouraged incentives for incremental improvements at time of requests for conversions and expansions. Kyle B. agreed. He encouraging acknowledgement of projects which actually improve poor existing situations.

**MINUTES 8/27/14: Tabled to next meeting.**

**Other business:** The applicants for the Blackrock project will be back with a new proposal. Open Law Meeting training will be held on Sept. 22<sup>nd</sup> at Town Hall. The Select Board will vote on the proposed Energy Efficiency Regulations in October.

Joe I. made a **Motion to adjourn.** Kyle B. **seconded the motion.** The meeting adjourned at 10:08pm.

Respectfully Submitted,

Freeda Powers---Recording Secretary

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